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Doc#: 1400935016 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/09/2014 08:46 AM Pg: 1 of 4

THIS DOCUMENT WAS PREPARED BY:

Michael D. Burstein
MUCH SHELIST
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606.1615

AFTER RECORDING, RETURN TO:

ALLEN BROTHERS 1893, LLC
c/o The Chefs' Warehouse, Inc.
100 East Ridge Road
Ridgefield, CT 06877
Attn: Alexandros Aldous, Esq.

**SEND ALL FUTURE TAX BILLS TO THE GRANTEE
AT THE ADDRESS SET FORTH BELOW:**

ALLEN BROTHERS 1893, LLC
c/o The Chefs' Warehouse, Inc.
100 East Ridge Road
Ridgefield, CT 06877
Attn: Alexandros Aldous, Esq.

This space reserved for Recorder's use only.

8936317 Dr DG 2 of 4

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 11th day of December, 2013, by **3801 S. SANGAMON LLC**, an Illinois limited liability company (the "**Grantor**"), of Cook County, Illinois, to **ALLEN BROTHERS 1893, LLC**, a Delaware limited liability company (the "**Grantee**"), having an address of c/o The Chefs' Warehouse, Inc., 100 East Ridge Road, Ridgefield, CT 06877.

The Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby **GRANTS, BARGAINS, SELLS, ALIENS, REMISES, RELEASES, CONVEYS and CONFIRMS** unto the Grantee all right, title and interest of the Grantor in and to the Real Estate, more particularly described on **Exhibit "A"** attached hereto, together with all tenements, hereditaments and appurtenances thereunto belonging.

Subject, however, to the matters set forth in **Exhibit "B"** attached hereto and made a part hereof, and the Grantor hereby covenants with the Grantee that the Grantor has good right and lawful authority to sell and convey the Real Estate and hereby warrants the title to the Real Estate and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor, but not otherwise.

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EXHIBIT "A" TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

LOTS 11, 12, 13, 14, AND 15, IN BLOCK 17 AND THE NORTH 1/2 OF VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS IN GAGE, LE MOYNE, HUBBARD AND OTHERS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS:

3801 South Sangamon (aka 937 West 38th Street)
Chicago, Illinois *60619*

PERMANENT TAX INDEX NUMBERS:

17-32-418-024-0000
17-32-418-027-0000

REAL ESTATE TRANSFER	12/13/2013
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CHICAGO:	\$9,195.00
CTA:	\$3,678.00
TOTAL:	\$12,873.00

17-32-418-024-0000 | 20131201601872 | 9H30ZW

REAL ESTATE TRANSFER	12/13/2013
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COOK	\$613.00
ILLINOIS:	\$1,226.00
TOTAL:	\$1,839.00

17-32-418-024-0000 | 20131201601872 | BMM0HE

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EXHIBIT "B" TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. GENERAL OR SPECIAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
2. ACTS DONE OR SUFFERED TO BE DONE BY GRANTEE.
3. INDUSTRIAL BUILDING LEASE DATED AS OF JULY 18, 2011 WITH SULLIVAN PROVISIONS, INC., AN ILLINOIS CORPORATION, AS TENANT.
4. GRANT OF EASEMENT TO THE COMMONWEALTH EDISON COMPANY RECORDED MAY 3, 1960 AS DOCUMENT 17844882 A PERPETUAL EASEMENT TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR, RELOCATE, REPLACE AND REMOVE POLES, CROSSARMS, WIRES, CABLES, CONDUITS AND OTHER OVERHEAD OR UNDERGROUND EQUIPMENT FOR THE TRANSMISSION OF ELECTRIC ENERGY IN, UNDER, OVER, ACROSS AND ALONG SAID EASTERLY PORTION OF ALLEY TO BE VACATED AND RIGHT OF INGRESS AND EGRESS.
5. RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED ALLEY FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES.